



Sites in Reuse

Davie Landfill Superfund Site

4001 SW 142nd Avenue, Davie, Broward County, Florida 33067



Park land, open space, and parking facilities at Vista View Park

Site Size: Approximately 160 acres (of 210-acre landfill facility)
Site Reuses: Vista View Park, which includes walking trails, bike trails, horse trails, picnic shelters, and a catch-and-release fishing pond



INTRODUCTION

Standing atop the 65-foot mound at the heart of Vista View Park in Davie, Florida, one can enjoy a remarkable view from a remarkable location. Red tile roofs of homes in surrounding subdivisions stand out among the trees. Cars stream along Interstate 75 to the west. Looking out from one of the highest spots in southeast Florida, it is hard to imagine that the park was once a busy landfill and that the mound is not natural, but a reclaimed mass of primarily construction and demolition debris.

Opened in July 2003, Vista View Park provides much needed new parkland in Broward County, the second most populous county in Florida. Recreation facilities at the park include walking trails, bike trails, horse trails, picnic shelters, and a catch-and-release fishing pond. Not surprisingly, one of the park's most popular features is the large mound, which provides a rare high vantage point within the southeast Florida landscape. On opening day, one visiting family noted that it was "the first good view of south Florida they had seen that wasn't from a highway overpass." In addition, given Davie's popularity as a location for horseback riding, the park's horse trails have proved particularly popular with local residents and visitors.

Located in the fast growing residential town of Davie, the 160-acre park is part of a larger, 210-acre county landfill facility that accepted garbage, sludge, and construction debris from surrounding Broward County for almost 25 years. (The landfill's sludge lagoon, now restored as a nature pond, was listed on the NPL in 1983.) The remaining 50 acres of the landfill encompass a second mound to the north where garbage was buried while the landfill was in operation. Though closed and covered with a grassy cap, the north mound is fenced and off-limits to the public due to continued settling and the location of a gas collection system. The park may ultimately be extended to include this area.

LOOKING BACK, LOOKING FORWARD: THE REUSE PLANNING PROCESS

The transformation of the Davie Landfill into Vista View Park was spurred by both the need to properly close and reclaim the site once landfill operations ceased in 1987, as well as by growing demand for new park and recreation facilities in the Town of Davie and Broward County.

A Master End Use Plan (MEUP) developed by Broward County, the Town of Davie, and other stakeholders began the process of transforming the landfill into Vista View Park in the late 1980s. The MEUP included detailed site



Vista View Park, July 2003 opening day

analyses, an inventory of existing parks, and a consideration of county-wide recreational needs and goals. Throughout the planning, design, and construction of the park, diverse stakeholders informed the process, including regulatory agencies, public officials, local residents, and public interest groups.

In addition to the MEUP and stakeholder collaboration, the development of Vista View Park was enhanced by close coordination between Broward County's Parks and Recreation Division and Office of Integrated Waste Management. These offices worked together to keep the process moving forward and reduce costs. Additionally, the Florida Department of Environmental Protection worked with the County on its landfill closure permit and approved the inclusion of the park's landscape features as part of the final landfill cap.

At the project's outset, local residents and public officials shared health and safety concerns about turning a landfill into a park. At the time, the idea, particularly given the area's status as a Superfund site, was new and untested in Broward County.

Concerns about the project's safety were addressed through public outreach and education, as well as studies that showed that the landfill no longer posed a threat to public health and the environment. The public also came to embrace the project as they witnessed the ongoing transformation of the landfill into Vista View Park. Discussing the impact of the project on the surrounding area, one Broward County official noted, "It's not much fun going to a landfill...In this case, a landfill has been changed into a beautiful space that's usable for everyone."

FOR MORE INFORMATION, PLEASE CONTACT:

Ram Tewari, Director of Solid Waste Operations
Broward County Office of Integrated Waste Management
1 N. University Drive, Suite 400-B, Plantation, FL, 33324
(954) 765-4202 / rtewari@broward.org

Bill Denman, EPA Region 4 Superfund Reuse Coordinator
61 Forsyth St., S.W., Atlanta, GA, 30303
(404) 562-8939 / denman.bill@epa.gov
www.epa.gov/region4/waste/npl/index.htm#FL